

"Half Under" 11 Tolsons Yard,  
Moldgreen HD5 8HG

OFFERS AROUND  
£220,000



**\*\*NO CHAIN\*\* THIS UNIQUE, TWO BEDROOM DETACHED HOME HAS RECENTLY BEEN REFURBISHED AND BOASTS CHARACTER AND STYLISH LIVING ACCOMMODATION THROUGHOUT, AN ENCLOSED GARDEN AND DRIVEWAYS.**

LEASEHOLD - 125 YEARS - EXPIRES 2093 - CHARGES £10 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY



You enter through a timber door with an obscure side window into this welcoming entrance hallway with wonderful high ceilings and exposed beams to the ceiling. Doors open to the living room, bedroom two and the bathroom. A staircase descends to the lower floor.

## LIVING ROOM 14'2" max x 12'6" max



Flooded with natural light through the dual aspect windows and boasting high ceilings with lovely exposed beams, this spacious reception room has ample space for freestanding furniture and offers pleasant elevated views over the courtyard below. A side door opens to a staircase which descends to the garden and a door opens back through to the entrance hallway.



### **ATTIC**

The boarded attic provides storage and houses the property's boiler.

### **BEDROOM TWO 13'6" max x 9'5" max**



A dual aspect double bedroom, again with high ceilings, exposed beams and plenty of room for bedroom furniture. Windows overlook the drive, the courtyard below and a door opens to the entrance hallway.

### **BATHROOM 7'4" max x 4'11" max**



This attractive bathroom has been recently fitted with a white three-piece suite, including a bath with shower attachment over, a pedestal hand wash basin with mixer tap, a low level W.C and a chrome towel radiator. The room is partially splash boarded with complimentary tiled flooring underfoot. A side obscure window allows light to flow through and a door leads through to the entrance hallway.

### **LOWER GROUND HALLWAY**

Stairs with spotlighting descend to the lower ground floor, a window overlooks the drive and doors open to the breakfast kitchen and bedroom one.

### **BREAKFAST KITCHEN 17'10" max x 9'1" max**



This stylish breakfast kitchen really is the heart of the home, having dual aspect windows and boasting great entertaining space. Fitted with a range of dark grey wall and base units, complementary work surfaces and a composite sink with mixer tap over. Integrated appliances include an electric oven, four ring induction hob with concealed extractor over, fridge, freezer and a dishwasher. A peninsula provides space for informal dining if required. Vinyl Click flooring flows underfoot, an understairs cupboard provides storage and there are spotlights and beams to the ceiling. An external door opens to stone steps which ascend to the driveway. A door leads through to the lower hallway.

## **BEDROOM ONE 16'8" max x 10'3" max**



This generous size double bedroom has dual aspect windows, exposed beams and spotlighting to the ceiling. There is plenty room for bedroom furniture and a door opens to the ensuite shower room. A door leads through to the lower hallway.

## **EN SUITE 6'2" max x 4'9" max**

Accessed from bedroom one, this newly fitted shower room is fully splash boarded and comprises of a shower cubicle, pedestal hand wash basin, a low level W.C and a chrome towel radiator. Complementary tile flows underfoot and spotlights adorn the ceiling.

## **GARDEN**



Accessed from both the front and rear of the property through timber gates, the enclosed side garden offers a good degree of privacy. This versatile outdoor space features a lawned area and patio ideal for dining out, ample room for garden furniture and a stone outbuilding which is ideal for storage. Wrought iron steps rise to the living room, creating a pleasant transition between the garden and main accommodation.



## DRIVEWAY AND PARKING



To the side of the property is a good size paved driveway for one vehicle and to the front of the property is a space for one vehicle.



## **\*MATERIAL INFORMATION**

### TENURE:

Leasehold

### LEASEHOLD:

Length of lease - 125 Years

Start date - 1st January 2026

Years remaining - 125

### ADDITIONAL COSTS:

Ground rent - £10 per annum (£100 Per annum for front parking with a review on RPI every 10 years, This is also a 125 year lease from 1st January 2026)

Service charge - N/A

Estate/development charge - N/A

Shared area maintenance charge - N/A

Non mains heating or sewerage costs: N/A

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

### PROPERTY CONSTRUCTION:

Stone

### PARKING:

Driveway

### RIGHTS AND RESTRICTIONS:

N/A

### DISPUTES:

There have not been any neighbour disputes.

### BUILDING SAFETY:

There have not been any structural alterations to the property.

There are no known structural defects to the property.

### PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Unknown

### ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

### **AGENT NOTES - PAISLEY / ALMONDBURY**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

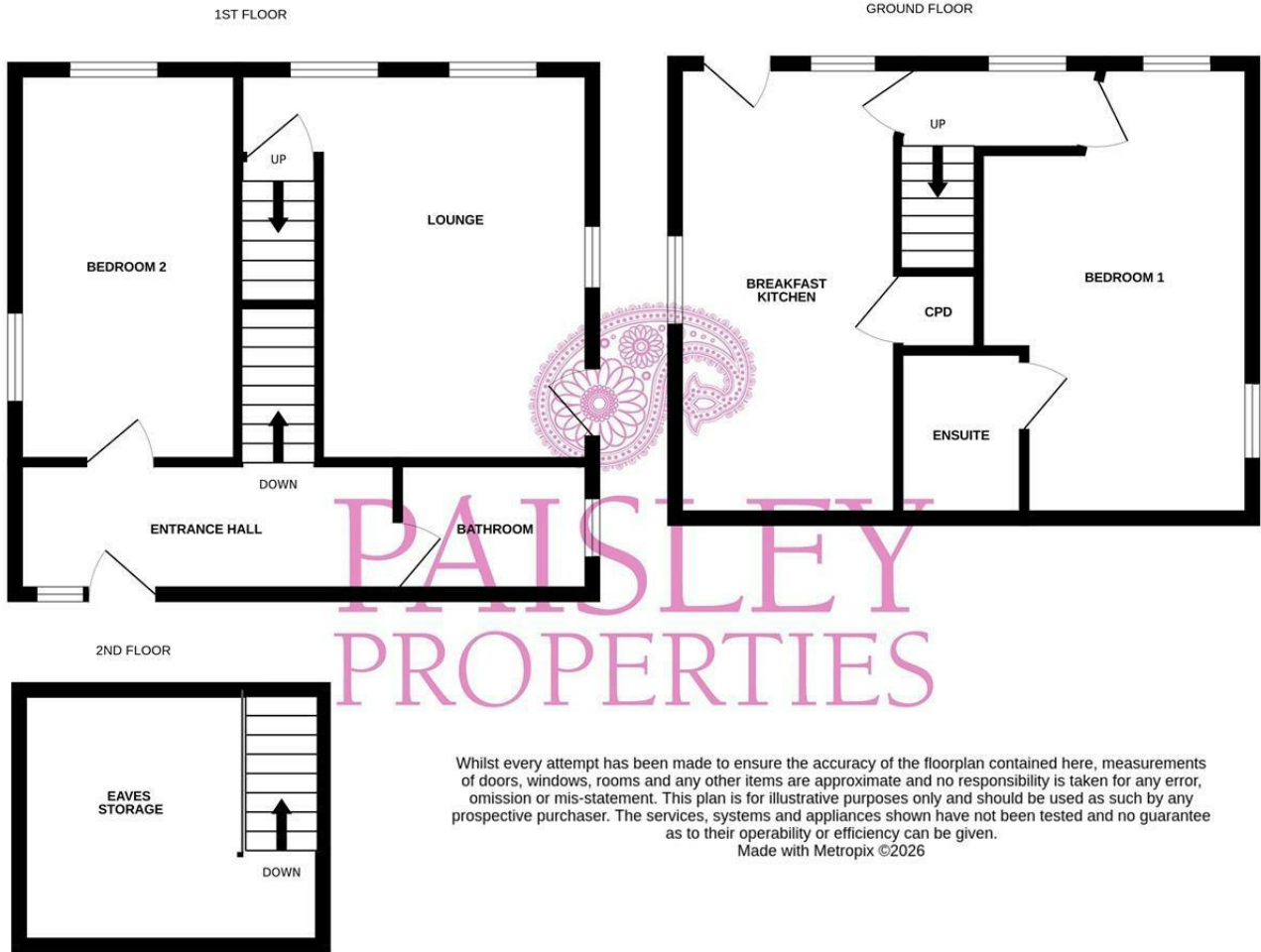
### **MORTGAGES - PAISLEY / ALMONDBURY**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

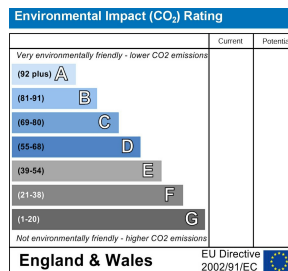
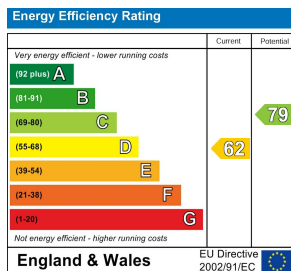
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **PAISLEY PROPERTIES - PAISLEY / ALMONDBURY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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